

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

March 26, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, March 31st, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Kristin Russell  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of March 24, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business: ***The following case has been dismissed a per Section 345-22(G) and Section 23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning:***  
  
**Section 31 Review–70 Bright St. – PS # 33**
7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance definitions. **Recommended to City Council for Adoption.**
9. Case: P15-010 Minor Site Plan  
Applicant: LT Realty Co. LLC % JP Morgan Asset Mgt  
Attorney: Neil Zimmerman, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 33 Hudson Street  
Block: 14504 Lot: 1  
Zone: Colgate Redevelopment Plan  
Description: Construction of a conforming identification sign for the residential building entrance canopy and lighting around the entry door. The Board will also be shown a minor change in the paver size of the entry Porte-cochère.  
**Decision: Approved.**
10. Case: P14-036 Minor Subdivision with Deviations  
Applicant: Village Green Estates LLC  
Attorney: Marjorie Mocco  
Review Planner: Kristin Russell  
Address: 249 Newark Ave. 22 First St.  
Block: 11110 Lot: 6, 7, 8, 9, And 10  
Zone: Village Redevelopment Plan  
Description: Subdivision and consolidation of 5 lots into two new lots  
Deviations: lot depth (both lots), lot area, rear yard, expansion of a non-conforming structure  
**Decision: Approved.**
11. Case: P14-048 Preliminary & Final Major Site Plan with Deviations  
Applicant: Village Green Estates LLC  
Attorney: Marjorie Mocco  
Review Planner: Kristin Russell  
Address: 239-249 Newark Ave.  
Block: 11110 Lot: 6, 7, 8, 9, And 10  
Zone: Village Redevelopment Plan  
Description: New 5-story mixed use building with 54 residential units above 4,144 sq ft of ground floor retail and 13 garaged parking spaces  
Deviations: Rear yard, glazing, parking  
**Decision: Approved with condition.**
12. Case: P15-006 Preliminary and Final Site Plan with deviation  
Applicant: Journal Square Lofts Urban Renewal, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 2851-53 Kennedy Blvd.  
Block: 10601 Lot: 49  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.  
Deviation: Required outdoor recreation area.  
**Decision: Approved.**
- 13... Case: P14-071 Preliminary & Final Major Site Plan with Deviations  
Applicant: St. Peter's Athletic Foundation  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 201 Van Vorst St.  
Block: 14205 Lot: 14  
Zone: Tidewater Basin Redevelopment Plan  
Description: New field house for St. Peter's Prep  
Deviations: side yard, buffer, rooftop appurtenance setback  
**Decision: Approved with condition.**
14. Case: P15-009 Preliminary & Final Major Site Plan with Deviation  
Applicant: Vishnu Ma Academy, LLC  
Attorney: Donald Peep  
Review Planner: Jeff Wenger  
Address: 165-169 Academy Street  
Block: 12308 Lot: 13  
Zone: Journal Square 2060 Redevelopment Plan  
Description: New 12 story, 91 units residential building with ground floor retail.  
Deviation: Building step backs, maximum ground floor non-residential floor height, retail depth.  
**Decision: Approved.**

15. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Site Plan Amendment # P14-016.1 submitted by Onyx Equities, LLC ( 30 Montgomery Street).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-004 submitted by New York SMSA Ltd. Partnership D/B/A Verizon (500 Baldwin Ave.)
  3. Resolution of the Planning Board Approving amendments to the LDO regarding permitted uses in the R-3 Multi-family Mid-Rise District.
  4. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Site Plan for Phase I and Amended Preliminary Site Plan for Phase II, # P13-084.1 submitted by LHN Owner Urban Renewal LLC and LHN II, LLC ( 155 Marin Blvd aka 1 and 33 Park Avenue- BL:15901 L: 17 Sub-Condominium Unit 1 and Sub-Condominium Unit 1.2)
  5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Village Redevelopment Plan regarding Townhouses as permitted uses.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD